



COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION

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ARCHITECTURAL REVIEW BOARD MEETING MINUTES

REGULAR MEETING

APRIL 17, 2003

PRESENT: Fruit, Kennett, Martin

ABSENT: Pyle

LATE: None

STAFF: Senior Planner (SP) Linder and Associate Planner (AP) Tolentino

REGULAR MEETING

Chair Kennett called the meeting to order at 7:02 p.m.

DECLARATION OF POSTING OF AGENDA

SP Linder certified that the meeting's agenda was duly noticed and posted in accordance with Government Code Section 54954.2.

OPPORTUNITY FOR PUBLIC COMMENT

Chair Kennett opened/closed the public hearing.

MINUTES:

APRIL 3, 2003

BOARD MEMBERS FRUIT/MARTIN MOTIONED TO CONTINUE THE APRIL 3, 2003 MINUTES TO THE MAY 1 MEETING. THE MOTION PASSED BY A VOTE OF 3-0 AS FOLLOWS:

AYES: FRUIT, KENNETT, MARTIN

NOES: NONE

ABSTAIN: NONE

ABSENT: PYLE

CONSENT CALENDAR:

1. **SUBCOMMITTEE RESOLUTION:** A request to approve a resolution allowing the Planning Division staff or a two person subcommittee of the Board to review and approve minor site and architectural modifications pursuant to the limitation within the Minor Alterations policy.

BOARD MEMBERS KENNETT/MARTIN MOTIONED TO APPROVE RESOLUTION 03-007 FORMING A TWO PERSON SUBCOMMITTEE OF THE BOARD FOR MINOR ALTERATION REVIEWS. THE MOTION PASSED BY A 3-0 VOTE:

AYES: FRUIT, KENNETT, MARTIN

NOES: NONE

ABSTAIN: NONE

ABSENT: PYLE

2. **SUBCOMMITTEE REPORT:** Subcommittee approval of minor alterations proposed for the exterior of the M.H. Tavern located at 17365 Monterey Rd.

OLD BUSINESS:

3. **SITE REVIEW, SR-02-19: DEPOT-GRANARY:** A request for approval of site and architectural plans for a remodel and conversion of the former Isaacson Grains building to a 13,213 sq. ft. commercial office building. The project is located at 17500 Depot Street in the CC-R, Central Commercial Residential District.

BOARD MEMBERS FRUIT/MARTIN MOTIONED TO CONTINUE THE APPLICATION TO THE MAY 1 MEETING. THE MOTION PASSED BY THE FOLLOWING VOTE:

AYES: FRUIT, KENNETT, MARTIN

NOES: NONE

ABSTAIN: NONE

ABSENT: PYLE

4. **UNIFORM SIGN PROGRAM, USP 03-04: TENNANT-SAFEWAY:** A request for approval of a uniform sign program for the Tennant Station Shopping center located on the south east corner of the intersection of Tennant Ave. and Monterey Rd.

BOARD MEMBERS FRUIT/MARTIN MOTIONED TO APPROVE RESOLUTION 03-009 ADDING A CONDITION TO CORRECT TYPOS WITHIN TEXT AND REQUIRING THE BACKGROUND OF THE FUEL CENTER MONUMENT SIGNS TO BE AN ARCHITECTURAL MATERIAL. THE MOTION PASSED BY THE FOLLOWING VOTE:

AYES: FRUIT, KENNETT, MARTIN

NOES: NONE

ABSTAIN: NONE

ABSENT: PYLE

NEW BUSINESS:

5. **SITE REVIEW APPLICATION, SR-02-06: E. DUNNE-HQ:** A request for site, architectural and landscape plan approval for a proposed 30,190 sq. ft. retail/office building to be located on a 2.35 acre site on the northwest corner of the intersection of E. Dunne Ave. and Murphy Ave. in the PUD zoning district.

BOARD MEMBERS MARTIN/FRUIT MOTIONED TO CONTINUE THE APPLICATION TO THE MAY 15 MEETING. THE MOTION PASSED BY THE FOLLOWING VOTE:

AYES: FRUIT, KENNETT, MARTIN

NOES: NONE

ABSTAIN: NONE

ABSENT: PYLE

OTHER BUSINESS:

6. **ZONING AMENDMENT AND SITE REVIEW APPLICATIONS ZAA 98-16: CONDIT-HORIZON LAND/SR 03-04: CONDIT-THE FORD STORE:** A request for preliminary plan review of a 30,027 sq. ft. Ford dealership proposed on a 6-acre parcel located on the west side of Condit Rd., approximately 600 ft. north of the E. Dunne Ave./Condit Rd. intersection, in the PUD zoning district. Also, requested is a preliminary review of the amendments proposed to the architectural guidelines previously approved for the PUD.

THE BOARD OFFERED THE FOLLOWING CONCERNS AND COMMENTS REGARDING THE PROPOSED SITE REVIEW AND PUD AMENDMENTS:

1. Very concerned about the white, white color.
2. Add statement to PUD guidelines requiring that any future change in color palette for any building within the PUD shall be reviewed and approved by the Board.
3. Provide larger scale elevations of the building. Elevations should include shadow lines.
4. Building appears to be lacking trim.
5. Building should have even detailing on all sides.
6. Provide material call outs.
7. Provide a 3-dimensional rendering of the building.
8. The rounded elements on the building do not work well with the rectangular elements.
9. Building should have more detailing.
10. Building needs to have less of an industrial feel.
11. Need detailed landscape plans. Plans should also include details of all fences and walls.
12. Building need to present a more inviting appearance toward Condit Rd.
13. Provide additional detailing on the lighting.
14. Check handicap requirements for access requirements for parts and service area.
15. Landscaping along the freeway should integrate with existing landscaping to the south but should be more substantial.
16. Add provision to the PUD guidelines precluding the alteration or modification of the landscaping without prior Board approval.
17. Add provision precluding the topping of trees within the PUD
18. Parking lot light fixtures need to be consistent with PUD guidelines, or PUD guidelines will need to be revised to allow for proposed fixtures.

ANNOUNCEMENTS: Distribution of the Downtown Design Program.

ADJOURNMENT: Chair Kennett adjourned the meeting at 8:18 p.m.

MINUTES PREPARED BY:

TERRY LINDER